

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 5, 2018

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 5, 2018 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, Cindy Parrish Asst. Zoning Officer, Skip Schneider, Engineer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

ATHENS DOLLAR GENERAL STORE #19599-#18-01

Kevin PJ Melocheck, Jr. PLS PE, project Engineer representing Miller Group Holdings LP, equitable owner of the property currently owned by Joan E. Macafee, Trustee of the Joan E. Macafee Trust and have entered into a Sales Agreement with Ms. Macafee dated September 8, 2017 for the property located along the east side of US Route 220 north of the intersection of Macafee Road and south of the Fine Line Homes parcel. The parcel is 6.17 acres and being the same as Lot #1 shown on the Joan E. Macafee Subdivision recorded in Bradford County Recorder of Deeds as instrument 201600754. The proposed project is to construct a 9,100 square foot commercial retail store. Documents were submitted to the Zoning Office on January 15, 2018 as follows: Preliminary/Final Land Development Plan dated January 12, 2018; Post Construction Stormwater Management Report, Agreement of Sale showing equitable ownership for Miller Group Holdings, LP, current Deed of record, Application for Review of Land Development, Land Development checklist; DEP Sewage Planning approval letter, and Wetland and Stream Report.

Narrative states that the proposed improvements consist of a new 9,100 square foot building, a 33-space asphalt parking lot, concrete loading and unloading area with dumpster pad enclosure, concrete sidewalks, parking lot lighting and stormwater management facilities. Utilities will consist of a proposed private well, a propane tank and a holding tank for sewage. It should be noted that the lot has been approved for a holding tank, and the DEP letter was included with the submittal. Mr. Melocheck stated that it is, however, the intention of Miller Group Holdings to perform soil testing for on-lot sewage in the spring. If the parcel can accommodate an on-lot septic system then sewage planning would be revisited and an on-lot septic system would be designed and constructed. At the time of the application the applicant was unable to perform soil percolation testing due to the time of the year. Narrative also states that it should be noted that a Dollar General Store generates well less than 200 gpd of sewage, the sewage planning for this parcel is approved for 400 gpd. Outside approvals necessary for the project consist of a NPDES permit application and would be submitted to Bradford County Conservation

District. Applicant has also prepared a PennDOT Low Volume Highway Occupancy Permit application for the proposed driveway connection to US Route 220 and will be submitted to PennDOT.

Letter dated January 26, 2018 was received from the Athens Township Engineer, William (Skip) Schneider, PE with the review comments and are attached for review.

Check #510584 from Miller Bros. Construction, Inc. in the amount of One Thousand Two Hundred seventy-five (\$1,275.00) Dollars was received by the Zoning Office on January 16, 2018 for the filing fee; along with Check #510585 for One Thousand Five Hundred (\$1,500.00) Dollars for the Engineer review fee; and Check #510586 for Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the Bradford County review fee.

The Planning Commission reviewed the submittal with the applicant, Mr. Melocheck, and Skip Schneider, the review Engineer and noted that there were a number of revisions to the Plan that needed to be made and also discussed a deficiency of the number of parking spaces required which were six (6) more than what was shown on the Plan submitted. The Board explained that in order to comply with the Ordinance, he would have to either change the Plan submitted to accommodate the additional spaces or submit an application to the Zoning Hearing Board for the variance. It was agreed with the applicant that a formal review of this application would be postponed to the next regularly scheduled meeting of the Planning Commission on March 5, 2018.

ALDI-SAYRE PA. EXPANSION #18-02

The applicant APD Engineering & Architecture was represented by Jon Daniels, the Civil Designer and Christopher Kamar, P.E., member and partner to present the land application for a 3,290 square foot expansion of the Aldi's Store to the existing Aldi store of 14,860 square feet located at 2756 Elmira Street currently owned by ALDI Inc. Tully Division c/o Lew Kibling. Documents were submitted to the Zoning Office on January 15, 2018 as follows: Site Development Plans dated December 22, 2017 prepared by APD Engineering & Architecture LLC, survey prepared by Butler Land Surveying LLC and amended on November 30, 2017; Operations Plan dated February 9, 2018; Exterior Elevations dated February 9, 2018.

Check #12263 from APD Engineering & Architecture dated January 11, 2018 in the amount of Three Hundred seventy-five and no/100 (\$375.00) Dollars was received along with Check #12264 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee; and Check #12262 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the Bradford County review fee.

Letter dated January 24, 2018 from William (Skip) Schneider, PE, Township Engineer with review comments is attached and made reference to.

Motion to review the Plan for Preliminary Plan approval by Clif Cheeks, second by Jason Rogers, and motion unanimously carried. A checklist was prepared and the following deficiencies were noted:

1. The deficiencies which are listed in the letter of January 24, 2018 from Skip Schneider, Township Engineer.
2. The ADA parking spaces currently listed as eight (8) feet need to be corrected to ten (10) feet.

Motion to recommend approval to the Supervisors at their meeting on February 28, 2018 at 7:00PM contingent on resolution of the deficiencies by Marion Carling, second by Ron Reagan, and motion unanimously carried.

Motion by Ron Reagan, second by Jason Rogers to accept the Minutes of January 8, 2018 as read, and motion carried.

Meeting was adjourned at 8:55PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary